'83

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **June, 1998** between LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, GRANTORs, and JAMES BROWN and LISA BROWN, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto JAMES BROWN and LISA BROWN, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 815 SYLVAN STREET, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
LELAND D. WATTS Signature of Seller

_____ by _____ Atty-in-fact
WINNIFRED A. WATTS

98 JUN 15 AM 10:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0450664
IDENTIF. ↑ REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, LELAND D. WATTS, A MARRIED MAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **June, 1998.**

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/28/2000

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **12th** day of **June, 1998** before me personally appeared LELAND D. WATTS , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of WINNIFRED A. WATTS , and acknowledged that he/she executed the same as the free act and deed of said LELAND D. WATTS .

Witness my hand, at office, this **12th** day of **June, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

JAMES BROWN and LISA BROWN, HUSBAND AND WIFE and

Property Address:

815 SYLVAN STREET
NASHVILLE, TN 37206

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 93-4, PARCEL 59

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$3,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **12th** day of **June, 1998.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 5 on the Map of G.N. Tillman's Subdivision of Lots 256 to 259 inclusive, in Williams 2nd Addition to East Nashville, as of record in Book 57, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 54 feet on the northerly side of Sylvan, formerly Williams Street, and runs back between parallel lines, with the westerly margin of an alley, 175 feet to another alley.

BEING the same property conveyed to LELAND D. WATTS by Deed from B.L.C.INVESTMENTS, INC., A TN CORP., of record in Book 9994, page 54, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable.

2. All matters as set forth on the Plan of record in Plat Book 57, page 138, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc,. as may be shown thereon.

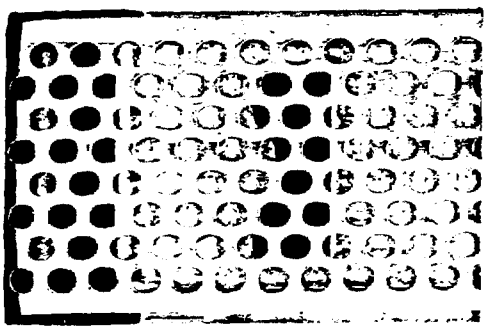
0895 06/15 0101 03CHECK 27.43

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____ BOOK 10976 PG 960

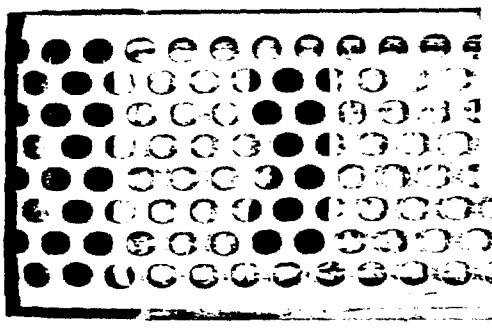
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 3900.00
CON TX 14.43
PRFEE 1.00
WDEED 12.00
TOTAL 27.43
CHECK 27.43

06/15/98 01 10:51 0001 0895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0450664
IDENTIF. ↑ REFERENCE
98 JUN 15 AM 10: 52.
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1306761